

Notice of Sale
C/A No: 2013-CP-02-00633

BY VIRTUE OF A DECREE of the Court of Common Pleas for Aiken County, South Carolina, heretofore issued in the case of U.S. Bank National Association, as Indenture Trustee, successor in interest to Bank of America, National Association, as Indenture Trustee, successor by merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1998-3 against, Sheryl James, and Carmel Financial Corporation, Inc., I the undersigned as Master in Equity for Aiken County, will sell on October 7, 2013, at 11:00 am , at the Aiken County Courthouse in Aiken, South Carolina, to the highest bidder:


Legal Description and Property Address:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being just North of the City limits of the City of Aiken, in Aiken County, South Carolina, shown and designated as Lot No. 7, Block C, upon plat of Pineland Crest Subdivision made by Jones and Murph, RLS, dated March 22, 1963, revised July 24, 1963, recorded in Plat Book 2, at page 108, records of Aiken County, South Carolina. Said lot, with improvements, is also shown on individual plat thereof made by Jones and Murph, RLS dated March 5, 1964, recorded in Misc Book 107 at page 129. Said lot is bounded and measures, now or formerly, as follows: Northeast by Lots No. 16 and 17, said block and plats, measuring thereon in the aggregate 60.1 feet; Southeast by Lot No. 6, said block and plats, measuring thereon 141.2 feet; Southwest by Washington Circle, measuring thereon 60.0 feet; and Northwest by Lot No. 8, said block and plats measuring thereon 135.7 feet; all measurements being more or less. Reference is hereby made to said plat for a more complete description thereof.

This being the same property conveyed to Eddie James and Sheryl James, as Joint Tenants with Right of Survivorship, by Deed of Sherrie Cue Glover, Aaron S. Cue, Jerry R. Cue, Teresa Cue McCray, Keshane M. Cue and Eric Jarome Cue, dated July 31, 1998 and recorded August 7, 1998 in Book 1800 at Page 71 in the Office of the Clerk of Court for Aiken County, South Carolina. Thereafter, Eddie James died November 12, 2011 making Sheryl James the sole owner of the subject property.

723 Washington Circle, Aiken, South Carolina 29801
TMS # 104-15-07-019

TERMS OF SALE: For cash. Interest at the rate of Ten And 90/100 percent (10.9%) to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, do, upon the acceptance of his or her bid, deposit with the Master in Equity for Aiken County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master in Equity shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. As a personal or deficiency judgment is demanded, the bidding will remain open for a period of Thirty (30) days pursuant to S.C. CODE Ann. Section 15-39-720 (1976). If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.


Master in Equity
For Aiken County

Aiken, South Carolina
September 10, 2013.
KORN LAW FIRM, P.A.
Attorney for Plaintiff
1300 Pickens Street
Columbia, SC 29211